

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*October 23, 2003*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**CRAIG GALATI**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEVEN EVANS**

**TODD NIGRO**

**LEO DAVENPORT**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**COMMISSIONERS BRIEFING:** 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the *September 25, 2003* Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-3049 - CENTENNIAL PARKWAY AND EL CAPITAN WAY (A COMMERCIAL SUBDIVISION) - ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.41 acres adjacent to the southeast corner of El Capitan Way and Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack).
2. **TMP-3055 - LOG CABIN RANCH - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 7-LOT SUBDIVISION on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008, 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
3. **TMP-3068 - DAY DAWN FUSION - VTN NEVADA ON BEHALF OF DAY STAR VENTURES LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 57 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
4. **EOT-3008 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0073-01) WHICH ALLOWED A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) south of Centennial Center Boulevard, approximately 1,260 feet north of Tropical Parkway (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).
5. **EOT-3009 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0074-01) WHICH ALLOWED A GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED TAVERN south of Centennial Center Boulevard, approximately 1,260 feet north of Tropical Parkway (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).

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6. **EOT-3010 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0076-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 640 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).
7. **EOT-3011 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0077-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 560 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).
8. **EOT-3012 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0078-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 600 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), T-C (Town Center) Zone, Ward 6 (Mack).
9. **EOT-3013 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0079-01) WHICH ALLOWED A PROPOSED SUPPER CLUB on the north side of Tropical Parkway, approximately 690 feet west of the intersection of Tropical Parkway and Centennial Center Boulevard (a portion of APN: 125-28-610-004), TC (Town Center) Zone, Ward 6 (Mack).
10. **EOT-3014 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0080-01) WHICH ALLOWED A GAMING ESTABLISHMENT (RESTRICTED) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).
11. **EOT-3015 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0081-01) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISES CONSUMPTION) IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on the northeast corner of the intersection of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).

10-16-2003 08:45

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12. **EOT-3016 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0082-01) WHICH ALLOWED A PROPOSED CAR WASH adjacent to the northeast corner of Tropical Parkway and Centennial Center Boulevard, (a portion of APN: 125-28-610-002), T-C (Town Center) Zone, Ward 6 (Mack).
13. **EOT-3017 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0083-01) WHICH ALLOWED A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) adjacent to the west side of US 95 (a portion of APN: 125-28-610-003), T-C (Town Center) Zone, Ward 6 (Mack).
14. **EOT-3018 - CENTENNIAL CENTRE, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0084-01) WHICH ALLOWED GAMING (RESTRICTED) IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to US 95 (a portion of APN: 125-28-610-003), T-C (Town Center) Zone, Ward 6 (Mack).
15. **ANX-3026 - CITY OF LAS VEGAS** - Petition to annex property generally located on the north side of Moccasin Road, between Buffalo Drive and Spin Ranch Road (APN: 100-00-002-001, 002, 003, 007, 008, 009, 013, 014, 015; 099-22-000-001, 099-23-000-001, and 099-24-000-001), containing approximately 7,728 acres, Ward 6 (Mack).
16. **ANX-3087 - LAND TITLE OF NEVADA, ET AL** - Petition to annex property generally located north of Centennial Parkway and west of Hualapai Way (APN: 126-13-101-006, 126-24-401-001, 002, 011, 126-24-601-012, 126-24-701-001 and 002), containing approximately 27.50 acres Ward 6 (Mack).

#### **PUBLIC HEARING ITEMS:**

17. **ABEYANCE - RENOTIFICATION - GPA-2513 - CITY OF LAS VEGAS** - Request to amend portions of the Southwest Sector Future Land Use Map FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL), SC (SERVICE COMMERCIAL), O (OFFICE) AND L (LOW DENSITY RESIDENTIAL) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-010 and 011), Ward 5 (Weekly).

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18. ABEYANCE - RENOTIFICATION - ZON-2515 - CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE HOME PARK) AND R-E (RESIDENCE ESTATES) TO: O (OFFICE), R-3 (MEDIUM DENSITY RESIDENTIAL), U (UNDEVELOPED), C-1 (LIMITED COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL) on the north side of Vegas Drive, approximately 510 feet east of Rancho Drive (APN: 139-20-411-009, 010, 011, 014, and 015), Ward 5 (Weekly).
19. GPA-3077 - ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: PROS (PARK/RECREATION/OPEN SPACE) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 10 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-010 and a portion of 137-12-201-011), Ward 4 (Brown).
20. MOD-3074 - ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain West Master Plan TO ADD 10 ACRES TO THE OVERALL PLAN AREA AND CHANGE THE LAND USE DESIGNATION FROM: LOW TO: MEDIUM-LOW approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-010 and a portion of 137-12-201-011), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] and U (Undeveloped) Zone [PROS (Public/Recreation/Open Space) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
21. ABEYANCE - RENOTIFICATION - ZON-2667 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 25.73 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014), Ward 4 (Brown).
22. VAR-3081 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 76,865 SQUARE FEET OF OPEN SPACE WHERE 100,624 SQUARE FEET IS REQUIRED FOR A PROPOSED 284 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 1,045 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010 and 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed: PD (Planned Development)] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).



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23. **ABEYANCE - RENOTIFICATION - SDR-2669 - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 308 LOT SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT on 30.85 acres approximately 660 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [Proposed: PD (Planned Development)], and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
24. **ABEYANCE - ROC-2914 - PARDEE HOMES OF NEVADA, ET AL** - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2231) TO MODIFY THE REAR SETBACK TO ALLOW A 7 FOOT REAR SETBACK FOR LOTS ADJACENT TO CUL-DE-SAC BULBS AND TO ALLOW 10 FEET FOR ALL OTHER LOTS WHERE 15 FEET IS REQUIRED on 20.31 acres adjacent to the northwest corner of Severance Lane and Fort Apache Road (APN: 125-18-702-004, 005, 006, and 007), T-C (Town Center) Zone [L-TC (Low Density Residential – Town Center) General Plan Designation], Ward 6 (Mack).
25. **ABEYANCE - RENOTIFICATION - SDR-2928 - AMERICAN PREMIERE HOMES ON BEHALF OF GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 336-UNIT APARTMENT DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
26. **ABEYANCE - SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS** - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
27. **ABEYANCE - SUP-2964 - OLGA PEREZ ON BEHALF OF B J RANCHO INVESTMENT, INCORPORATED** - Request for a Special Use Permit FOR SECONDHAND SALES (TIRES) on a portion of 9.95 acres located at 2905 West Washington Avenue (APN: 139-29-310-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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28. **GPA-3032 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request to Amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).
29. **ZON-3033 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way (APN: 125-22-804-001), Ward 6 (Mack).
30. **SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 5,600 SQUARE FOOT RETAIL BUILDING on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).
31. **GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).
32. **ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).
33. **SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST** - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).



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34. **GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
35. **ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).
36. **VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for a Variance TO ALLOW 235 PARKING SPACES WHERE 296 SPACES ARE REQUIRED FOR A PROPOSED SENIOR CITIZEN APARTMENT DEVELOPMENT on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).
37. **SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL** - Request for Site Development Plan Review FOR A PROPOSED 246 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.38 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).
38. **GPA-3050 - EWING BROTHERS, INC.** - Request to amend a portion of the Las Vegas Downtown Redevelopment Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRIAL/RESEARCH) on 1.36 acres adjacent to the north side of Owens Avenue, approximately 150 feet east of "D" Street (APN: 139-22-404-003 and 004), Ward 5 (Weekly).
39. **ZON-3051 - EWING BROTHERS, INC.** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL INDUSTRIAL) on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), Ward 5 (Weekly).

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40. **SDR-3052 - EWING BROTHERS, INC.** - Request for a Site Development Plan Review FOR A PROPOSED TOWING & IMPOUND YARD on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), C-2 (General Commercial) Zone [Proposed: C-M (Commercial Industrial)], Ward 5 (Weekly).
41. **GPA-3058 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (a portion of APN: 138-23-201-008), Ward 6 (Mack).
42. **ZON-3060 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), Ward 6 (Mack).
43. **SDR-3062 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 19,100 SQUARE FOOT RETAIL BUILDING AND 3,600 SQUARE FOOT RETAIL PAD AND A WAIVER TO THE PARKING LOT LANDSCAPING REQUIREMENTS on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), U (Undeveloped) Zone [M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).
44. **GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) TO: ML-TC (MEDIUM-LOW RESIDENTIAL-TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).

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45. **ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Rezoning FROM: U (UNDEVELOPED) [EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).
46. **SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).
47. **SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 195 UNIT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).
48. **MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY** - Request for a Major Modification to the Iron Mountain Ranch Master Plan (Planned Area 16 and Section 2.3.2) TO ALLOW 14,000 SQUARE FOOT MINIMUM LOT SIZES WHERE 20,000 SQUARE FOOT IS THE MINIMUM ALLOWED on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
49. **SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 18 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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50. **ZON-3047 - MARCUS ALLEN** - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) AND TO ALLOW AN 82 FOOT MINIMUM LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), Ward 5 (Weekly).
51. **SDR-3048 - MARCUS ALLEN** - Request for a Site Development Plan Review FOR A 1,092 SQUARE FOOT BARBER SHOP, AND FOR A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), R-2 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly).
52. **ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.92 acres on the north side of New York Avenue, approximately 110 feet east of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), Ward 1 (Moncrief).
53. **SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.92 acres on the north side of New York Avenue, approximately 110 feet East of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), R-4 (High Density Residential) Zone [Proposed: C-2 (General Commercial)], Ward 1 (Moncrief).
54. **ZON-3080 - CARINA CORPORATION, ET AL** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 14.01 acres north of Ann Road, west of Torrey Pines Drive (APN: 125-26-402-005 and 125-26-403-013), Ward 6 (Mack).
55. **SDR-3082 - CARINA CORPORATION, ET AL** - Request for a Site Development Plan Review FOR A 32 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.01 acres north of Ann Road, west of Torrey Pines Drive (APN: 125-26-402-005 and 125-26-403-013), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development – 2 Units Per Acre)], Ward 6 (Mack).

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56. **ZON-3119 - SF INVESTMENTS** - Request for a Rezoning FROM: RE (RESIDENCE ESTATES) TO: R-1 (SINGLE-FAMILY RESIDENTIAL) AND TO ALLOW 5.5 DWELLING UNITS PER ACRE WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER WHERE 3.0 UNITS PER ACRE IS PERMITTED on 10 acres adjacent to the northeast corner of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002), Ward 5 (Weekly).
57. **VAR-3029 - WADE ROBERTS** - Request for a Variance TO ALLOW AN EIGHT FOOT WALL WHERE FOUR FOOT (TOP TWO FEET BEING 50% OPEN) IS ALLOWED on 0.46 acres at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
58. **VAR-3065 - TOMASA CHAVEZ ON BEHALF OF BEST GROUP, INC.** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 34 PARKING SPACES ARE REQUIRED FOR AN EXISTING RETAIL BUILDING WITH A RESTAURANT at 621 North Eastern Avenue (APN: 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
59. **SUP-3064 - TOMASA CHAVEZ ON BEHALF OF BEST GROUP, INC.** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR at 621 North Eastern Avenue (APN: 139-26-811-192), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
60. **VAR-3075 - JACOB A. BINGHAM** - Request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED GARAGE ADDITION on 2.76 acres at 6200 Deer Springs Way (APN: 125-23-601-023), R-E (Residence Estates) Zone, Ward 6 (Mack).
61. **VAR-3076 - TANEY ENGINEERING ON BEHALF OF AZURE RIO VISTA, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 7,081 SQUARE FEET OF OPEN SPACE WHERE 21,554 SQUARE FEET IS REQUIRED on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

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62. **SDR-3078 - TANEY ENGINEERING ON BEHALF OF AZURE RIO VISTA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 30 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
63. **RQR-3023 - MARSHALL FAMILY, LIMITED PARTNERSHIP** - Required Review of an approved Special Use Permit (U-0126-94) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2330 Industrial Road (APN: 162-04-802-007), M (Industrial) Zone, Ward 1 (Moncrief).
64. **RQR-3024 - GATEWAY MOTEL, INC.** - Required One Year Review of an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT BY 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone, Ward 5 (Weekly).
65. **SUP-2962 - KOSTER FINANCE ON BEHALF OF CEAGLE SPIRIT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2300 East Bonanza Road (APN: 139-35-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
66. **SUP-3002 - KATSUM, INC. ON BEHALF OF CHRISTOPHER & CYNTHIA HILL** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 9470 West Sahara Avenue (APN: 163-06-816-029), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
67. **SUP-3042 - BILOXI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF ARTHUR AND JEAN GRANT** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 1502 Western Avenue (APN: 162-04-602-011), M (Industrial) Zone, Ward 1 (Moncrief).
68. **SUP-3059 - LAS VEGAS BILLBOARDS ON BEHALF OF THOMAS & BARBARA WALSH** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3640 Sirius Avenue (APN: 162-08-302-020), M (Industrial) Zone, Ward 1 (Moncrief).



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69. **SUP-3061 - LAS VEGAS BILLBOARDS ON BEHALF OF WING GAY FONG** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1571 North Decatur Boulevard (APN: 138-25-503-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
70. **SDR-2997 - UNION LAND & DEVELOPMENT ON BEHALF OF HAROLD-RIYOKO LIVING TRUST** - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
71. **SDR-2952 - McKINLEY M & L 1993 LIVING TRUST, ET AL** - Request for a Site Development Plan Review, A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING, A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, AND WAIVERS OF THE COMMERCIAL DEVELOPMENT STANDARDS FOR A PROPOSED 7,307 SQUARE-FOOT, ONE-STORY OFFICE BUILDING AT 2605 WEST CHARLESTON BOULEVARD; AND FOR MINOR EXTERNAL IMPROVEMENTS TO AN EXISTING 8,573 SQUARE-FOOT, ONE-STORY OFFICE BUILDING at 2603 West Charleston Boulevard (APN: 162-05-512-006 and 007), C-D (Designed Commercial) Zone, Ward 1 (Moncrief).
72. **ROC-3053 - D.R. HORTON ON BEHALF OF D'NAL I, LIMITED LIABILITY CORPORATION, ET AL** - Request for a Review of Condition No. 22 of an approved Rezoning (Z-0001-99) TO ALLOW ACCESS FOR THE DEVELOPMENT FROM O'HARE ROAD AND DURANGO DRIVE NORTH TO THE SOUTH EDGE OF THE SITE (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
73. **SNC-3092 - CITY OF LAS VEGAS** - Request to rename certain public streets between Tropical Parkway on the south and Grand Teton Drive on the north, and between El Capitan Way on the west and Durango Drive on the east, to accommodate the revised alignment of Durango Drive incorporating the "S-Curve" between Tropical Parkway and Centennial Parkway, and to maintain continuity of street names across intersections, Ward 6 (Mack).

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74. WVR-3030 - SAINT JANE'S CARE HOME ON BEHALF OF ROSITA SY - Request for a Waiver of Title 19.04.040 TO ALLOW A GROUP RESIDENTIAL CARE FACILITY TO BE LOCATED WITHIN 660 FEET FROM ANOTHER GROUP RESIDENTIAL CARE FACILITY at 1412 Maria Elena Drive (APN: 162-02-204-014), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).
75. VAC-2946 - PULTE HOMES ON BEHALF OF PN II, INC. AND MEADOWBROOK MOUNTAIN SPA, LIMITED LIABILITY COMPANY - Request for a Petition to vacate the east half of Buffalo Drive between Brent Lane and Iron Mountain Road, Ward 6 (Mack).
76. VAC-3019 - R/S DEVELOPMENT ON BEHALF OF WESTVIEW LIMITED LIABILITY COMPANY - Request for a Petition to vacate U.S. Government Patent Reservations generally located south of Wittig Avenue, east of Grand Canyon Drive, Ward 6 (Mack).
77. VAC-3057 - LEO A. DALY - ARCHITECTS ON BEHALF OF THE COUNTY OF CLARK (UMC) - Request for a Petition to vacate Valerie Street, generally located east of Tonopah Drive, Ward 5 (Weekly).

#### NON-PUBLIC HEARING ITEMS:

78. SDR-3054 - LEO A. DALY - ARCHITECTS ON BEHALF OF THE COUNTY OF CLARK (UMC) - Request for a Site Development Plan Review and Waivers of the Medical District Standards FOR A PROPOSED TEMPORARY PARKING LOT AND FOR A WAIVER OF INTERNAL PARKING LOT STANDARDS on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street (APN: 139-33-302-026, 027, 028, 029, 030, 031 and 032), PD (Planned Development) Zone, Ward 5 (Weekly).

#### DIRECTOR'S BUSINESS:

79. ABEYANCE - DIR-2950 - CITY OF LAS VEGAS - Election of a new Vice-Chairman to the Planning Commission.

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#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.